

146.0

0009

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

828,400 / 828,400

USE VALUE:

828,400 / 828,400

ASSESSED:

828,400 / 828,400



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
765		CONCORD TPKE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: LEMMO CHARLES J	
Owner 2:	
Owner 3:	

Street 1: 765 CONCORD TPKE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1:	
Owner 2:	

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains 11,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Wood Shingle Exterior and 992 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11500		Sq. Ft.	Site		0	80.	0.67	9									612,002						612,000	

## IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							11500.000		216,000		400		612,000		828,400							
Total Card							0.264		216,000		400		612,000		828,400		Entered Lot Size					
Total Parcel							0.264		216,000		400		612,000		828,400		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

## PREVIOUS ASSESSMENT

Parcel ID								
146.0-0009-0001.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	216,000	400	11,500.	612,000	828,400	828,400
2019	101	FV	170,700	400	11,500.	573,800	744,900	744,900
2018	101	FV	170,700	400	11,500.	474,300	645,400	645,400
2017	101	FV	170,700	400	11,500.	436,100	607,200	607,200
2016	101	FV	170,700	400	11,500.	397,800	568,900	568,900
2015	101	FV	166,500	400	11,500.	390,100	557,000	557,000
2014	101	FV	166,500	400	11,500.	362,600	529,500	529,500
2013	101	FV	166,500	400	11,500.	345,000	511,900	511,900

## SALES INFORMATION

TAX DISTRICT							PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
		618-127		3/11/1959				No		Joseph F Lemmo d.o.d 4/21/2018.

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

## ACTIVITY INFORMATION

Date	Result	By	Name
2/14/2019	Meas/Inspect	DGM	D Mann
11/6/2008	Meas/Inspect	197	PATRIOT
1/5/2000	Inspected	263	PATRIOT
12/7/1999	Mailer Sent		
11/16/1999	Measured	153	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 6	Colonial			Full Bath: 1	Rating: Average			22 223010.									
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3	BrickorStone			A 3QBth:	Rating:												
Frame: 1	Wood			1/2 Bath:	Rating:												
Prime Wall: 1	Wood Shingle			A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 3	Gambrel			<b>OTHER FEATURES</b>													
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1							
Color: YELLOW				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				FrpI: 1	Rating: Average			Other									
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper									
Grade: C	Average			<b>CONDOS INFORMATION</b>				Lvl 2									
Year Blt: 1946	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:		Alt %:		Total Units:				Lower									
Jurisdct:		Fact: .		Floor:				Totals	RMs: 5	BRs: 2	Baths: 1	HB					
Const Mod:				% Own:				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Lump Sum Adj:				Name:				Exterior:		No Unit	RMS	BRS	FL				
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Interior:		1	5	2					
Avg Ht/FL: STD				Phys Cond: AV	Average	31.	%	Additions:									
Prim Int Wall: 1	Drywall			Functional:				Kitchen:									
Sec Int Wall:		%		Economic: L	Location	10.	%	Baths:									
Partition: T	Typical			Special:				Plumbing:									
Prim Floors: 4	Carpet			Override:				Electric:									
Sec Floors:		%		<b>CALC SUMMARY</b>				Heating:									
Bsmnt Flr: 14	Asphalt Tile			Basic \$ / SQ: 125.00				General:									
Subfloor:				Size Adj: 1.21769023				<b>COMPARABLE SALES</b>									
Bsmnt Gar: 1				Const Adj: 1.00979996				Rate	Parcel ID	Typ	Date	Sale Price					
Electric: 3	Typical			Adj \$ / SQ: 153.703													
Insulation: 2	Typical			Other Features: 66000													
Int vs Ext: S				Grade Factor: 1.00													
Heat Fuel: 1	Oil			NBHD Inf: 1.00000000													
Heat Type: 1	Forced H/Air			NBHD Mod:													
# Heat Sys: 1				LUC Factor: 1.00													
% Heated: 100		% AC:		Adj Total: 347813													
Solar HW: NO		Central Vac: NO		Depreciation: 131821													
% Com Wall		% Sprinkled:		Depreciated Total: 215992													
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:		Model:															
<b>SPEC FEATURES/YARD ITEMS</b>				Juris. Factor:			Before Depr:	153.70									
				Special Features:	0		Val/Su Net:	74.33									
				Final Total:	216000		Val/Su SzAd:	116.78									
<b>PARCEL ID</b> 146.0-0009-0001.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y		16X6	A	AV	1968	0.00	T	40	101					
19	Patio	D	Y		10X12	A	AV	1970	5.38	T	39.2	101			400		400
More: N	Total Yard Items:	400	Total Special Features:			Total:	400										
<b>IMAGE</b> <b>AssessPro Patriot Properties, Inc</b>																	
																	